



Town Of Amenia

4988 Route 22, PO BOX 126, AMENIA, NY 12501
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PLANNING BOARD MEETING Thursday, November 4, 2010

PRESENT: Chairman Flood
Nina Peek
Tony Robustelli
George Fenn
James Walsh
Norm Fontaine
Peter Clair
Michael Hayes, Attorney

MOTION TO OPEN THE PLANNING BOARD MEETING was made by Norm Fontaine, seconded by George Fenn

ALL IN FAVOR - MOTION CARRIED

PUBLIC HEARING:

Lippincott/Cawley 2 Lot Subdivision Tower Hill, Wassaic, NY

MOTION TO CONTINUE THE LIPPINCOTT/CAWLEY PUBLIC HEARING was made by Norm Fontaine, seconded by Peter Clair

ALL IN FAVOR - MOTION CARRIED

Chairman Flood informed the Board that Dan Wheeler, Engineer filed an application on October 21, 2010 which was unsigned and did not meet the submission date deadline. The applicant did not respond to comments previously given by our consultant Mike Soyka.

George Petrides 2 Lot Subdivision Separate Rd., Amenia, NY

Mr. Petrides was notified Monday night that \$7000.00 was needed for the escrow account. The applicant wanted an accounting of the escrow account and 4:30 P.M. 11/04/10, Mr. Petrides wanted to wire the money in order to be on the schedule, however, Dr. Klemens and George Janes, our consultants, had already been notified they were not on the agenda for tonight's meeting. Michael Hayes spoke with Dan Wheeler telling him that he will need to have all materials that address the open comments from the consultants to the Planning Board by

November 11, 2010. A communication will follow from the Planning Board Secretary Friday (11/05/10).

Both Lippincott and Petrides should be on the schedule for November 18, 2010 providing all materials and escrow money has been received.

Tom LeJeune Lot Line Change Railroad Avenue, Amenia, NY

MOTION TO OPEN THE PUBLIC HEARING FOR THE LEJEUNE LOT LINE CHANGE was made by James Walsh, seconded by Nina Peek

ALL IN FAVOR - MOTION CARRIED

Chairman Flood read the Public Hearing Notice. A letter from Judge Manning, who was unable to attend, was read into the minutes. There were no other public comments and the Planning Board had no issues. All fees had been paid and the application completed.

MOTION TO CLOSE THE PUBLIC HEARING was made by James Walsh, seconded by Norm Fontaine

ALL IN FAVOR – MOTION CARRIED

MOTION TO GRANT THE NEGATIVE DECLARATION WITH RESPECT TO THE IMPACTS OF THE PROPOSED LOT LINE CHANGE was made by Norm Fontaine, seconded by Peter Clair

ALL IN FAVOR - MOTION CARRIED

MOTION TO APPROVE THE LOT LINE CHANGE FOR THOMAS LEJEUNE was made by Norm Fontaine, seconded by Peter Clair

ALL IN FAVOR - MOTION CARRIED

Maplebrook School Pre-Application - New Building Amenia, NY

Ken Hale, represented Maplebrook School, spoke to the Board regarding the building of a proposed dining hall. It will be located southeast of the existing dining hall, 4500 square feet – 80' by 52' and will seat approximately 150. There will be a new road which will be paved, a new septic system for the building complete with a full basement. In time, the existing dining hall will be renovated into more bedrooms. He then showed the Board maps of the campus and where the new dining hall will be located. Mike Soyka may need to look over the project. Michael Hayes will look into the parking regulations as well as looking at the project under the new zoning and will contact Mr. Hale. They don't plan to build much before April/May of 2011. Escrow was set at \$1500.

MOTION TO APPROVE THE MINUTES OF OCTOBER 7, 2010 was made by James Walsh, seconded by Nina Peek

ALL IN FAVOR - MOTION CARRIED

OTHER MATTERS:

Syms – Michael Sirignano, attorney for Mr. Syms e-mailed a response to Dr. Klemens letter. The Planning Board notified Mr. Sirignano stating a check was needed for the escrow account. To date they have not responded. The major change in the Syms plan is to go from hooking up to the Town water system to establishing their own wells and being a self contained community water system. The other significant change that impacts their plan is the U. S. Fish and Wildlife Service has issued a new version of the Bog Turtle Recovery Plan after the preliminary subdivision plan was approved. Dr. Klemens has advised the Board that there are number of issues that need to be looked at under the new Recovery Plan. The question before the Board is should the Board revoke preliminary subdivision approval and reopen SEQRA on the limited issues identified in Dr. Klemens memo. Chairman Flood asked if there is no funding to the escrow, how long do we as a Board let this go? Michael Hayes answered if the applicant does not fund the escrow, the Board can refuse to hear the application. The longer they let it go, the greater the risk the Board will revoke prior approvals and say the information is stale, circumstances and regulations have changed, and the applicant's plan has changed.

Depot Hill - Chairman Flood stated that Depot Hill has been one year this October since the Board has heard anything from them. Michael Hayes stated the DEIS was never deemed complete. There is nothing pending before the Board.

Road Grades – Norm Fontaine asked if the 12% grade for the road was the max or was it a guideline? Michael Hayes stated that a waiver was needed for over the 12% grade. The Board must articulate the reasons for either granting or denying a waiver. There is also the issue of access for emergency vehicles as well as storm water drainage issues.

MOTION TO CLOSE THE MEETING was made by Norm Fontaine, seconded by Peter Clair

ALL IN FAVOR - MOTION CARRIED

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on November 4, 2010 and are not to be construed as the final official minutes until so approved.

_____X___Approved as read

_____Approved with: deletions, corrections, and additions